

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22174

Property Information

property address: 503 N TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 44, LOT 1,2,3 (PTS OF), AKA LT 1-A OF BK 44
owner name/address: GARCIA, PEDRO & ANGELICA CAMPOS
3304 WILDRYE DR
COLLEGE STATION, TX 77845-5942
full business name: Tienda Mi Ranchito
land use category: Comm-Retail type of business: convenience store
current zoning: C3 occupancy status: occ
lot area (square feet): 7187 frontage along Texas Avenue (feet): 55
lot depth (feet): 125 sq. footage of building: 2268
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1
type of buildings (specify): brick
building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) South side, rear
fr=65/stk side=NA/pop side=5/rear=0
approximate construction date: 1981 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) wood fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: plastic
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 7
lot type: ☐ asphalt ☒ concrete ☐ other
space sizes: sufficient off-street parking for existing land use: ☐ yes ☒ no
overall condition: good
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: nice raised landscaping by edge

Outside Storage

☒ yes ☐ no (specify) ice machine, plastic containers
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:
